

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

153 Market Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,232,500 Property Type House Suburb South Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Little Boundary St SOUTH MELBOURNE 3205	\$1,087,500	25/05/2019
2	5 Herbert Pl ALBERT PARK 3206	\$1,030,000	22/06/2019
3	56 Raglan St SOUTH MELBOURNE 3205	\$1,027,500	12/08/2019

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/09/2019 10:59



Property Type: House

Land Size: 106 sqm approx

Agent Comments

Comparable Properties



6 Little Boundary St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,087,500

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 99 sqm approx



5 Herbert Pl ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)



56 Raglan St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,027,500

Method: Private Sale

Date: 12/08/2019

Property Type: House